

RENTON CITY COUNCIL
Regular Meeting

April 17, 2006
Monday, 7:00 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; MARCIE PALMER; TERRI BRIERE; DENIS LAW; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCH, Economic Development Administrator; LINDA HERZOG, Interim Assistant to the CAO; DON ERICKSON, Senior Planner; REBECCA LIND, Planning Manager; INTERIM CHIEF KEVIN MILOSEVICH, COMMANDER KATIE MCCLINCY and COMMANDER KENT CURRY, Police Department.

PUBLIC HEARINGS

Annexation: Hoquiam, 140th
Ave SE & NE 6th St

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the proposed annexation and R-8 zoning of 20.49 acres, including the abutting street right-of-way, located between 140th Ave. SE, if extended, on the west, and 144th Ave. SE, if extended, on the east, and between SE 122nd St., if extended, on the north, and SE 124th St. on the south (Hoquiam).

Don Erickson, Senior Planner, stated that this is the second of two public hearings on the annexation proposal, the area of which was approved by the Boundary Review Board in February 2006. He reported that the site contains 19 single-family dwellings, and most of the future development, a potential of 121 new homes, would likely occur on the larger, undeveloped parcels on the outer edge of the annexation. Reviewing the public services, Mr. Erickson stated that the area is served by Fire District #25, Water District #90, Renton sewer, and the Renton School District.

Continuing, Mr. Erickson indicated the site's current King County zoning is R-4, which bonuses up to six dwelling units per gross acre, and Renton's Comprehensive Plan designates the area as Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed. He reviewed the fiscal impact analysis, estimating a nominal surplus at current development, and a surplus of \$24,703 at full development. Mr. Erickson also noted the estimated one-time parks acquisition and development cost of \$60,761.

In conclusion, Mr. Erickson stated that the proposed annexation is generally consistent with Boundary Review Board objectives and City policies, serves the best interests and general welfare of the City, and furthers City business goals.

Public comment was invited. Mayor Keolker reviewed the policies and rules of decorum regarding citizens addressing Council.

Kay Haynes, 551 Elma Pl. NE, Renton, 98059, expressed concern about traffic and safety issues on NE 6th St., and declared her opposition to the annexation. Responding to an inquiry from Mayor Keolker, Mr. Erickson stated that he anticipated a reduction in traffic from the east, but the full impact would not be known until the project development stage. Mayor Keolker stated that Ms.

Haynes will be added to the party of record list and will be notified of any future development, should Council approve the annexation.

Stephanie Nelson, 522 Elma Pl. NE, Renton, 98059, voiced agreement with the previous speaker and indicated that she opposed the annexation.

Councilwoman Briere clarified that both of the speakers live within City limits and that the annexation abuts their properties.

There being no further public comment, it was **MOVED BY BRIERE, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL SUPPORT R-8 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN, ACCEPT THE HOQUIAM ANNEXATION, AND CONCURRENTLY IMPOSE R-8 ZONING ON THE NON-STREET PORTIONS OF THE ANNEXATION SITE. CARRIED. (See page 123 for ordinances.)

Councilwoman Briere emphasized that there will be further opportunity to discuss transportation and safety issues during the development review process. Councilwoman Palmer indicated the Transportation (Aviation) Committee will make note to look at any projected traffic and safety concerns when development is proposed.

Annexation: Falk II, 102nd
Ave SE & SE 185th St

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the proposed annexation and R-8 zoning of 6.4 acres, including the abutting 102nd Ave. SE right-of-way, located generally west of 102nd Ave. SE and south of SE 185th Pl., if extended (Falk II).

Don Erickson, Senior Planner, explained that the King County Boundary Review Board approved the annexation proposal in January 2006, and this is the second of two required public hearings on the zoning. He stated that the original Falk Annexation was split into two annexations, with Falk I, to the immediate north, having been approved in 2003. Mr. Erickson reported that the proposed annexation site contains five existing single-family dwellings. He described the topography, stating it is essentially flat with the exception of the 15% to 20% slopes on the western edge of the site. Reviewing the public services, Mr. Erickson stated that the area is served by Fire District #40, Soos Creek Water and Sewer District, and the Renton School District. He noted that future road and storm water improvements are likely, due to a lack of curbs, gutters, and sidewalks in the area.

Continuing, Mr. Erickson indicated that the site's existing King County zoning is R-4, which bonuses up to six dwelling units per gross acre, and Renton's Comprehensive Plan designates the area as Residential Single Family, for which R-8 (eight dwelling units per net acre) zoning is proposed. He reviewed the fiscal impact analysis, estimating a surplus of \$8,025 at full development, which assumes a new home value of \$400,000, 38 new single-family homes and two existing homes. Mr. Erickson noted the estimated one-time parks acquisition and development cost of \$22,381.

In conclusion, Mr. Erickson stated that the proposed annexation is generally consistent with the Boundary Review Board objectives and City policies, serves the best interests and general welfare of the City, and furthers City business goals.

Public comment was invited. There being none, it was MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL SUPPORT R-8 ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN, ACCEPT THE FALK II ANNEXATION, AND CONCURRENTLY IMPOSE R-8 ZONING ON THE NON-STREET PORTIONS OF THE ANNEXATION SITE. CARRIED. (See pages 123 and 124 for ordinances.)

Planning: Highlands Subarea,
Zoning Text & Zoning Map
Amendments

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Keolker opened the public hearing to consider the zoning text and zoning map amendments for the area identified as the Highlands Subarea, which is generally located between NE 6th St. and NE 21st St., and between Edmonds Ave. NE and Monroe Ave. NE.

Alex Pietsch, Economic Development Administrator, stated that Council enacted a moratorium on new development in the subarea last May. The once extended moratorium expires on May 14th, and staff is presenting a zoning proposal, which if adopted, allows the moratorium to expire and allows property owners to develop their property under zoning that is consistent with the Comprehensive Plan.

Rebecca Lind, Planning Manager, reported that this topic is still before the Planning Commission, who will be deliberating on the amendments on April 19th. She briefly reviewed the history of this proposal, pointing out that discussion concerning this area started with the adoption of the Comprehensive Plan. Over the last ten years the City has attempted to revitalize the Highlands area by: increasing the zoning, adding the area to the City's Business Plan, creating the Residential Demonstration Bonus District, and initiating a commercial area visioning process.

When refining Comprehensive Plan policy direction in 2000, Ms. Lind explained that the Center Village (CV) land use designation was extended up to NE 16th St. to an area currently zoned R-10. This area contains the majority of the World War II duplex properties. She noted that the R-10 zone did not implement the vision of the Comprehensive Plan; therefore, staff needed to start reviewing the zoning to implement the vision, and to develop a subarea plan in the next five to ten years.

Continuing, Ms. Lind stated that a moratorium on new development was declared in 2005 to prevent the subject area from being fragmented while staff conducted a land use study. Staff has now developed a zoning proposal intended to stimulate private redevelopment of the area.

Turning to the zoning proposal, Ms. Lind described the vision and purpose of the CV land use designation, which includes: redevelopment of low density suburban land use patterns; creation of medium and high density residential areas; compact urban development (transit oriented, structured parking, and alley loaded); a high standard of design; and clustering of commercial and community uses.

Within the CV land use designation, Ms. Lind reported that two new zones are proposed. The first, Center Village Core (CV-C), which replaces the existing Center Village zone, is proposed to be an area of high density residential development on top of, and surrounding, commercial development. Base

density is ten to sixty units per acre, with a bonus of up to eighty units per acre that is only available for affordable housing.

Ms. Lind stated that the second zone, Center Village Residential (CV-R), is proposed as residential only, and is limited to townhouses and cottages. Base density is ten to fourteen units per acre. She indicated that bonus density is available with participation in the Center Village Flex Bonus District. To participate, property owners must consolidate a minimum of one acre (adjacent land), and provide at least two units of affordable housing per net acre. Participation in the district allows a density bonus of up to eighty units per acre, but flats are limited to the area east of Kirkland Ave. Therefore, development will most likely take place in most of the area at about twenty to thirty units per acre. She added that the bonus density provides flexibility for both individual property owners and a group of people who put parcels together.

Ms. Lind listed additional proposed City Code changes as follows: establish development standards for cottage housing; amend the master planning regulations to accommodate review of projects in the Highlands Subarea; amend procedural requirements in the planned unit development regulations; and adopt design guidelines for all residential development in this area.

Continuing, Ms. Lind stated that an amendment to the R-10 zone is proposed that makes all existing single-family homes and duplexes non-conforming in the Highlands Subarea. She explained that this will stop the continuation of the current inefficient, low-density land use pattern. Existing duplex and single-family uses would become legal non-conforming, which means that non-conforming uses may be maintained but not expanded.

Ms. Lind reviewed the areas proposed for rezone to the CV-C and CV-R zones. She explained that the rezone proposal is a standard zoning implementation package and can stand on its own. How the development actually occurs in the future depends on other decisions that Council may make, or other City actions. Ms. Lind concluded by saying that the proposal is consistent with the Comprehensive Plan, and moves the City towards implementation of the Center Village land use designation.

Responding to Councilman Clawson's inquiries, Ms. Lind confirmed that current zoning allows the expansion of a duplex footprint, and noted that the City has received very few applications of this type. In response to Council President Corman's inquiry, Ms. Lind reviewed the public hearing process for this proposal, saying that the zoning text amendments and zoning map amendments are so intertwined that the Planning Commission and Council are each conducting hearings on both items.

In response to Councilman Persson's questions, Ms. Lind explained that a legal non-conforming duplex can be rebuilt, if it burns down, with a rebuild permit from Council. In the case of a legal non-conforming single-family home, an administrative rebuild permit is needed. Ms. Lind indicated that staff is still researching concerns regarding the ability to obtain remodel loans for legal non-conforming structures. City Attorney Larry Warren stated that a deck installation is generally not considered an expansion of a footprint; however, other factors such as setbacks must be taken into account.

Mayor Keolker encouraged people to visit developments that contain the housing types discussed, and she requested that staff prepare an address list of applicable developments.

Regarding the upcoming public testimony, Mayor Keolker asked that speakers stay on topic and refrain from commenting on the subject of eminent domain. She stated for the record that the City is not taking any property with this proposal. She reminded Council that there is opportunity for debate and deliberation of the matter at a later date.

Mr. Warren advised that adoption of an ordinance is required before the City can use its powers of eminent domain. He indicated that he could not recall an instance in which the City has used eminent domain to condemn a single-family home.

Correspondence was read from John Smith, 12216 164th Ave. SE, Renton, 98059 (properties located at 1033 Sunset Blvd. NE and 1224 Jefferson Ave. NE); Tareasha Salinas, 1211 Jefferson Ave. NE, Renton, 98056; Patricia Sado, 9902 126th Ave. SE, Renton, 98056; Jon and Nancy Troxel, PO Box 1864, Friday Harbor, 98250 (property located at 922 Glennwood Ave. NE, Renton, 98056); and Howard McOmber Sr., 475 Olympia Ave. NE, Renton, 98056. Comments included: support for the rezoning proposal; suggestion to move the low-income housing and improve the shopping mall; concern regarding loss of home; a request for the City to improve communication with residents; concern about being forced to sell property; concern that all residents are being punished for the few who do not maintain their homes; belief that newer buildings, new housing for all income levels, and nicer retail shops will revitalize the community; concern regarding increased density; a request for reconsideration of the zoning proposal; concern that the moratorium has prevented residents from improving their properties; and a request that residents be given a chance to improve their properties with zoning and regulations that encourage property improvement.

Public comment was invited.

Howard McOmber, 475 Olympia Ave. NE, Renton, 98056, asked for reconsideration of the zoning proposal. He indicated that although he favors new zoning, he objects to the zoning text proposal. Mr. McOmber expressed concern about the allowance of only townhouses and cottages and the limitations of that type of development. He stated that the zoning must not preclude property owners from increasing the footprint of their homes. Mr. McOmber expressed concern that the private developers will not have to follow the same zoning requirements as are required of the property owners.

Terry Persson, 2821 NE 8th Pl., Renton, 98056, stated that making existing structures legal non-conforming restricts property owners from improving their property. He stressed that this is unacceptable, as property owners should be able to make desired improvements.

Inez Petersen, 3306 Lake Washington Blvd. N., #3, Renton, 98056, displayed photographs of non-maintained and maintained area duplexes, pointing out that the proposed zoning will make well-maintained homes non-conforming. She proposed that Council consider the following: not creating legal non-conforming property by virtue of rezoning; not blighting the neighborhood by use of the community renewal act; increasing police presence and code enforcement; revisiting the zone density, which is too high; and reviewing the Environmental Review Committee's determination regarding subject area zoning.

Council President Corman expressed his concern regarding the several cautioning statements made by the City Attorney and Mayor to the speakers to confine comments to the subject of the public hearing. Councilman Clawson commented that per State law, the Council has no legal authority to take public testimony on non-subject, unannounced issues.

City Attorney Larry Warren stated that the focus of the public hearing is on the rezoning. He also indicated that later in the agenda, under the audience comment portion of the Council meeting, comments are allowed on any topic.

Council debated whether the public should be allowed to speak on non-zoning, Highlands-related concerns during this public hearing. Council President Corman indicated that people want to know how this is going to affect them. He asked that the minutes reflect that the Mayor accused him of breaking State law by his making of a motion to allow comments regarding non-zoning issues. Mayor Keolker stated that the motion was out of order, and it is her responsibility to follow Council rules and State law.

Responding to Council inquiry, Mr. Warren stated that tonight's public hearing was announced as "Highlands Subarea rezoning and zoning text amendments," and comments should be limited to the topic per the State Open Public Meetings Act.

Sandel DeMastus, Highlands Community Association Vice President, 1137 Harrington Ave. NE, Renton, 98056, expressed concern regarding the high-density zoning, and about how the area's low income senior and disabled citizens are going to be able to afford to relocate.

Marie McPeak, 409 Jefferson Ave. NE, Renton, 98056, suggested that any Planning Commission and Council deliberations and decisions on the proposal take place after the Highlands Open House on May 18th. She also suggested that the comments made at the open house be recorded and distributed to audience members along with answers to the comments. Ms. McPeak noted the misunderstandings surrounding this issue, stating that the public needs more information regarding what will and will not be allowed under the zoning designations.

Fred Crothamel, 2951 74th Ave. SE, Mercer Island, 98040, indicated that he owns five properties in the subject area across from McKnight Middle School (Harrington Ave. NE), which equal approximately one and a half acres, and another property on Index. He favored the rezone and its vision, saying that the cottage concept will work well in the area. Additionally, Mr. Crothamel supported the City-led development proposal, pointing out that the area needs a jump-start. Concluding, he thanked the City for taking the time to study the matter and for keeping property owners informed.

Brett Hawton, 1308 Harrington Ave. NE, Renton, 98056, commented that the zoning has a plan behind it, as supported by information on the City's website and by an aerial photograph provided last Fall that shows an alley going through his backyard with townhouses surrounding his property. He stated that the past density increase did not result in the cleaning up of the area, that the proposal will cause his five-year-old home to become legal non-conforming, and that the addition of a garage on his property is prohibited by current zoning and by the proposed zoning.

Jennifer Hawton, 1308 Harrington Ave. NE, Renton, 98056, acknowledged the amount of work that has gone into this process, and stated that she has also conducted her own research. Ms. Hawton indicated that she visited a cottage style development in Seattle, noting that the development did not feel any different than large apartment complexes. She asked Council to question whether the proposed path is the correct one and to make a decision based on all of the information. By making her home legal non-conforming, she pointed out that the City is placing constraints on what improvements she can make.

Marcie Maxwell, PO Box 2048, Renton, 98056, said her business offices have been located in the Highlands area for the past 17 years, and she resides in the area immediately surrounding the Highlands. As a realtor, Ms. Maxwell noted the need for new mixed housing, and expressed her support for the City's efforts to move these ideas forward. She indicated that new affordable housing will promote home ownership and improve rental housing choices for Renton's growing diverse populations. Ms. Maxwell concluded that this is the right time to move forward with improvements and investments in the Highlands area.

Mary Irwin, 1100 Harrington Ave. NE, Renton, 98056, indicated that she has lived at the 30-unit location for 20 years, and recently bought her condominium. She stated that she is confused about the proposal and the future of her residence. Ms. Irwin questioned her own decision to purchase the property, and whether improving the property is pointless.

Mr. Pietsch commented that the proposed zoning will make her condominium complex more conforming than it is currently.

Bob Gevers, 900 Kirkland Ave. NE, Renton, 98056, stated that the purpose of the zoning is strictly for revenue enhancement and little consideration has been given as to how the rezoning will affect residents.

Karen Murph, 1127 Harrington Ave. NE, Renton, 98056, stressed that the City's vision and her vision are not the same, and she hoped the City will take this under consideration. Ms. Murph expressed disappointment that she will not be able to replace her duplex with a single-family dwelling, and stated that she does not want to live in a downtown Seattle-type setting.

Gary Williamson, 2011 Harrington Ave. NE, Renton, 98056, agreed with the previous speaker's comments, and said he is also confused about the proposal as he has seen maps that include and do not include his property. Mr. Williamson questioned if the rezoning will continue with surrounding areas, what rights he has as a property owner, and what other options were considered.

Mr. Pietsch indicated that the proposal affects only the existing Center Village land use designation, and it is unknown at this time whether future Comprehensive Plan changes will be proposed for surrounding area rezones.

RECESS

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL RECESS FOR FIVE MINUTES. CARRIED. Time: 9:00 p.m.

The meeting reconvened at 9:09 p.m.; roll was called; all Councilmembers present.

Donovan Boyd, 2901 NE 8th Pl., Renton, 98056, noted that second story levels may be allowed for legal non-conforming duplexes, which is a change from what he heard at the Planning Commission meeting. He also noted that the zoning area is smaller than what was presented at the Planning Commission

meeting. Mr. Boyd stated that residents moved to the Highlands area based on the area's present attributes, and the proposed zoning will change the area. He stressed that the property owners are the primary stakeholders, pointing out that the City's decision will affect what owners can and cannot do with their property.

Sheridan Botts, 1115 Tacoma Ave. NE, Renton, 98056, applauded the City's efforts to revitalize various areas of the City. She noted that although she does not live in the affected area, she does frequent the neighborhood. Stating that she supports this program, Ms. Botts expressed her hope that the rezoning will increase the density needed to support the businesses and the vision for the area.

Pat Sado, 9902 126th Ave. SE, Renton, 98056, spoke on behalf of her mother who lives on Harrington Ave. NE. She expressed her fear that due to the rezoning, her mother will lose her house. Ms. Sado pointed out that a number of senior citizens are fearful of losing their homes.

Mayor Keolker said the rezoning will not cause Ms. Sado's mother to lose her house.

Terence J. Agnew, 1551 Hillside Dr. SE, Issaquah, 98027, owner of property at 1801/1803 Index Ave. NE, supported the rezoning. He commented on the deterioration of the area, acknowledged people's fear of change, and recognized the area's optimum location.

Doug Kyes, 2837 Blaine Ave. NE, Renton, 98056, noted that he moved away from the Highlands area due to its deterioration. Stating that he favors redevelopment of the area, he pointed out that this effort was not rushed into and residents will be better off as a result.

Bambi Jilek, 83 Monterey Pl. NE, Renton, 98056, owner of a condominium on Harrington Ave. NE., expressed her support for the City's efforts to improve the Highlands residential and business districts. She indicated that she has waited several years for signs of significant improvement, which have been minimal on their own without zoning changes.

Phil Beckley, 806 Index Ct. NE, Renton, 98056, stated that he favored the zoning proposal.

Heidi Beckley, 806 Index Ct. NE, Renton, 98056, stated that she founded the Highlands Community Association in 1997. She indicated that she has noticed the deterioration of the Highlands over the last ten years, and she does not want it to continue. Ms. Beckley noted the large meeting attendance this evening, pointing out that area residents are not apathetic. Expressing her support for the rezoning, she encouraged Council to continue its effort to work with residents towards a suitable plan.

Eric VanBuren, 1204 Pierce Pl. NE, Renton, 98056, expressed concern regarding how the rezone affects the value of the land, saying that to make this a market-based redevelopment, the value of the underlying land must be raised in excess of the market value of the current duplexes. He shared some general market value figures for the area, which he said showed a net loss in most cases under the proposed zoning.

Carole Wright, 13307 SE 151st St., Renton, 98058, stated that this project is worth the effort. Pointing out her familiarity with cottage style housing, she indicated that this is a prime location for housing of this type because it is close

to transit, shopping, and other needs of senior citizens. Ms. Wright also noted that cottage housing is energy efficient, community oriented, and more affordable.

Raymona Baldwin, 1150 Sunset Blvd. NE, #218, Renton, 98056, owner of a multi-family unit, stated that the Highlands is a great community and she would like to see it improve as did the downtown area. Ms. Baldwin expressed her hope for housing that serves the needs of everyone whether they live in a single-family house or a condominium.

Jerrilynn Hadley, 901 S. 3rd St., Renton, 98055, said the proposed changes are positive and can make a huge difference in the viability of the community. The proposal encourages business as well as occupancy, and will result in a safer, cleaner, and more prosperous neighborhood.

John Visser, 19404 102nd Ave. SE, Renton, 98055, owner of property at 1131 Glennwood Ave. NE, indicated that the neighborhood is not as bleak as reported, and units are being upgraded. He stated that if higher density housing is desired, then properties should be bought out at a reasonable price.

Greg Fawcett, PO Box 402, Fall City, 98024, stated that he owns a duplex at 1222 Kirkland Ave. NE., which is proposed for a downzone to CV-R. He requested that the property remain commercially zoned, saying that commercial zoning provides greater flexibility for redevelopment. Pointing out that this also affects three other adjacent properties, he noted the benefits of having a commercially zoned cluster of properties. Mr. Fawcett reported that the commercial zoning is in keeping with surrounding properties, which include Fire Station #12 and a drug store.

Rebecca Alder, 3112 NE 14th St., Renton, 98056, indicated that she owns a triplex and lives in one of the units. She explained that she lived out-of-state for six years, and upon returning home to Renton, was shocked to see how her home and the neighborhood had deteriorated during her absence. Ms. Alder pointed out that she has since done a lot to improve her property. She stated that CV-R zoning is proposed for her property, for which she is happy about since it meets the minimum conforming standards. Ms. Alder expressed her support for the proposal, and asked for more information about affordable housing, including income levels, related bonus systems, and definitions.

John A. Hansen, 1108 Anacortes Ave. NE, Renton, 98059, said the Highlands is a great area, close to recreation opportunities and highway access. He expressed his happiness about the proposed improvements, and encouraged the City to continue its efforts in this direction.

Cristin Mandaville, 6035 SE 2nd Ct., Renton, 98059, owner of property at 1409 Jefferson Ave. NE, favored increased densities with provisions for mixed housing types that include flats, townhomes, cottages, and single-family homes. She voiced concern that the zoning text changes as written seem to undermine the goals that the City is setting out to accomplish. Ms. Mandaville explained that some projects may be blocked, as they would be dependent on specifics such as the way the parking garage faces and how setbacks interrelate with street and alley networks, which do not even exist yet.

Continuing, Ms. Mandaville stated that under the CV-R zone, the requirements appear too restrictive for townhome development at R-14. Items including setbacks, lot coverage, types of housing, and housing height are key to R-20 densities not R-14. Building is precluded at an R-14 density for some of the

smaller projects that may be lined up. She pointed out that master planned developments are allowed on sites that are one acre or more; however, the zoning text as written, makes it difficult to carry out the infill projects that would help the City be successful in this effort.

Steve Beck, 4735 NE 4th St., Renton, 98059, stated that he owns a duplex at 11th and Harrington Ave. NE, on which he spent approximately \$30,000 to rehabilitate. Mr. Beck said war-time structure owners are aware of the construction problems, and simply rehabilitating the homes does not solve the problems. He pointed out that the proposed incentives through zoning enhancements make it now feasible to be rewarded, if and when owners decide to sell or redevelop property.

Mr. Beck requested one zoning change: the exemption of stormwater retention and detention requirements when property owners develop one acre or less. He explained that this will continue to allow the conveyance of stormwater from one-acre parcels into the existing City system. He stated that construction costs of retention and detention facilities on larger parcels of land can be spread across projects, but if small property owners are expected to combine their properties for co-development, there must be added incentive and upzoning is not enough. Mr. Beck concluded by expressing his support for the plan.

Mayor Keolker suggested that Council consider holding a special public meeting to allow for public testimony on topics other than the one that was duly announced tonight.

There being no further public comment, it was MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Planning: Highlands Subarea
Redevelopment

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL SET A PUBLIC MEETING ON 5/8/2006 TO CONSIDER OVERALL ISSUES OF REDEVELOPMENT IN THE HIGHLANDS. CARRIED.

AUDIENCE COMMENT
Citizen Comment: Beckley -
Highlands Community
Association

Heidi Beckley, 806 Index Ct. NE, Renton, 98056, stated that as the founder of the Highlands Community Association (HCA), she is concerned that the organization has recently spread misinformation and rumors regarding potential redevelopment in the Highlands area. She noted that the HCA was founded to be a source of information for people working for solutions, not as a political action committee. Ms. Beckley complimented City officials and staff for their efforts, and stated that the HCA, as it exists now, has nothing to do with its original bylaws and tenets, has lost its credibility, and as an entity is not associated with the City.

Citizen Comment: Hawton -
Highlands Subarea, Zoning
Text & Zoning Map
Amendments

Brett Hawton, 1308 Harrington Ave. NE, Renton, 98056, commented that several supporters of the potential rezoning were either real estate agents or absentee owners who do not even live in the area. He stated that most people have gathered their own information from sources such as the City's website, and not relied on notes left on their front doors.

Citizen Comment: Petersen -
Highlands Subarea Plan

Inez Petersen, 3306 Lake Washington Blvd. N., #3, Renton, 98056, stated that information passed out by the Highlands Community Association is essentially the same information that is posted to the City's website. She stated that she did not believe it to be appropriate for a member of the Planning Commission to be lobbying for a plan they are supposed to still be reviewing. Ms. Petersen expressed her belief that adequate code enforcement and police presence would enable residents in the Highlands Subarea to reclaim their neighborhood

	without changing zoning. She urged Council not to enact or support the proposed zoning and especially not to support legal non-conforming status for existing homes.
Citizen Comment: Hawton - Highlands Subarea, Zoning Text & Zoning Map Amendments	Jennifer Hawton, 1308 Harrington Ave. NE, Renton, 98056, stated she would like to know where she could get current information regarding the potential rezoning, and spoke in support of revitalizing the area if more information could be made available for review. She stated she would like to see single-family homes included in the proposed rezoning.
Citizen Comment: DeMastus - Highlands Subarea Plan	Sandel DeMastus, 1137 Harrington Ave. NE, Renton, 98056, expressed dismay at the negative comments regarding the Highlands Community Association. She expressed her wish that City residents and Council work and communicate together to bring positive results to the Highlands area. Councilman Clawson clarified that Council has made no decisions regarding rezoning and any decision made by Council would have to be made at an announced public meeting. He emphasized that there have been no decisions to declare the area blighted or to condemn anybody's property, and anyone implying that would be wrong.
Citizen Comment: Williamson - Highlands Subarea, Zoning Text & Zoning Map Amendments	Gary Williamson, 2011 Harrington Ave. NE, Renton, 98056, expressed his appreciation for comments made by Councilmen Corman and Persson regarding restriction of public comment, and opined that when a speaker was in favor of the proposed zoning they were allowed to speak off topic. He stated that a resident who was unwilling to sell could complicate plans to develop the area. Mr. Williamson noted that renewal that has taken place in neighboring communities was accomplished without changing zoning. Mayor Keolker noted that she advised speakers to stay on topic. She also stated that there is no adopted plan and that the phrase "eminent domain" had been taken out of context and is just one tool of the Community Renewal Act, which is a State law that has been in effect since approximately 1957. She noted that Council has not adopted the Act and that the public testimony gathered will help with the decision making process. Mayor Keolker also stated that she stands by what she said in her State of the City address, that no one will end up homeless as a result of anything done in the Highlands.
Citizen Comment: Baldwin - Highlands Subarea, Zoning Text & Zoning Map Amendments	Raymona Baldwin, 1150 Sunset Blvd. NE, #218, Renton, 98056, stated that not everyone perceives things the same way, and suggested that persons from other neighborhoods that have gone through a recent revitalization be invited to attend future meetings on this topic.
CONSENT AGENDA	Items on the consent agenda are adopted by one motion which follows the listing.
Council Meeting Minutes of 4/10/2006	Approval of Council meeting minutes of 4/10/2006. Council concur.
Vacation: Walkway, NW 6th St & Rainier Ave N, AHBL, VAC-06-001	City Clerk submitted petition for street vacation for portion of walkway between NW 6th St. and Rainier Ave. N.; petitioner AHBL Civil & Structural Engineers, 2215 N. 30th St., Tacoma, 98403 (VAC-06-001). Refer to <u>Planning/Building/Public Works Administrator</u> , set public hearing on 5/8/2006 to consider the petition. (See page 123 for resolution.)
City Clerk: Quarterly Contract List, 1/2006 to 3/2006	City Clerk submitted Quarterly Contract List for period of 1/1/2006 to 3/31/2006; 50 contracts and 10 addenda totaling \$3,191,453.83. Information.

Annexation: Merritt II, SE
May Valley Rd & Coal Creek
Parkway

Economic Development, Neighborhoods and Strategic Planning Department recommended adoption of an ordinance extending the effectuation date for Phase II of the Merritt II Annexation from 6/1/2006 to 3/31/2007. Council concur. (See page 124 for ordinance.)

Planning: Street Grid System
Amendments

Economic Development, Neighborhoods and Strategic Planning Department recommended adoption of amendments to the City's street grid system to change the current practice of renaming all streets annexed to the City. Refer to Planning and Development Committee.

Plat: Reedshaw, NE Sunset
Blvd, PP-05-091

Hearing Examiner recommended approval, with conditions, of the Reedshaw Preliminary Plat; 13 single-family lots on 2.25 acres located at 3705 NE Sunset Blvd. (PP-05-091). Council concur.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS
Community Services
Committee

Appointment: Municipal Arts
Commission

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation to approve Mayor Keolker's appointment of Kristi Hand to the Municipal Arts Commission for an unexpired term expiring December 31, 2006. **MOVED BY NELSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

**RESOLUTIONS AND
ORDINANCES**

Resolution #3802

Vacation: Walkway, NW 6th
St & Rainier Ave N, AHBL,
VAC-06-001

A resolution was read setting a public hearing date on 5/8/2006 to vacate a portion of unimproved road (walkway) between NW 6th St. and Rainier Ave. N. (Matt Weber, AHBL, VAC-06-001). **MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

The following ordinances were presented for first reading and referred to the Council meeting of 4/24/2006 for second and final reading:

Annexation: Hoquiam, 140th
Ave SE & NE 6th St

An ordinance was read annexing approximately 20.5 acres generally located immediately north of NE 6th St., and east of 140th Ave. SE (Hoquiam Annexation). **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/24/2006. CARRIED.**

Annexation: Hoquiam, R-8
Zoning

An ordinance was read establishing the zoning classification of property annexed within the City of Renton generally located immediately north of NE 6th St., and east of 140th Ave. SE, from R-4 (Urban Residential – four dwelling units per acre, King County) to R-8 (Residential – eight dwelling units per acre) zoning (Hoquiam Annexation). **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/24/2006. CARRIED.**

Annexation: Falk II, 102nd
Ave SE & SE 185th St

An ordinance was read annexing approximately 6.29 acres generally located south of SE 185th St., and on the east side of 102nd Ave. SE (Falk II Annexation). **MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/24/2006. CARRIED.**

Annexation: Falk II, R-8
Zoning

An ordinance was read establishing the zoning classification of property annexed within the City of Renton generally located south of SE 185th St., and on the east side of 102nd Ave. SE, from R-4 (Urban Residential – four dwelling units per acre, King County) to R-8 (Residential – eight dwelling units per acre) zoning (Falk II Annexation). MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/24/2006. CARRIED.

Annexation: Merritt II, SE
May Valley Rd & Coal Creek
Parkway

An ordinance was read amending Ordinance No. 5142 by changing the timing for effectuating Phase II of the Merritt II Annexation to the City of Renton. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/24/2006. CARRIED.

The following ordinance was presented for second and final reading and adoption:

Ordinance #5201

Planning: Airport Related Uses
Zoning Text Amendments (IM
Zone)

An ordinance was read amending Chapter 2, Zoning Districts – Uses and Standards; and Section 4-11-010 of Chapter 11, Definitions, of Title IV (Development Regulations) of City Code by revising the air transportation uses section of the medium industrial, heavy industrial, and center downtown zones, and the airport and aviation operations uses; and by revising definitions. MOVED BY BRIERE, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Council: Meeting Cancellation
(5/1/2006)

MOVED BY CORMAN, SECONDED BY LAW, COUNCIL CANCEL THE 5/1/2006 COUNCIL MEETING. CARRIED.

Finance: Financial Policies &
Investment Strategies

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL REFER THE TOPIC OF FINANCIAL POLICIES AND INVESTMENT STRATEGIES TO THE FINANCE COMMITTEE FOR FUTURE DISCUSSION. CARRIED.

AUDIENCE COMMENT

Citizen Comment: Hawton -
Highlands Subarea, Zoning
Text & Zoning Map
Amendments

Brett Hawton, 1308 Harrington Ave. NE, Renton, 98056, expressed concern about adversarial relationships between City officials, and encouraged Council to review the information posted to the City's own website regarding the Highlands Subarea, which is where he had gathered his information.

ADJOURNMENT

MOVED BY PERSSON, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 10:48 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Jason Seth and Michele Neumann
April 17, 2006